

Arizona Department of Administration



**General Services Division
Proudly Presents The...**

February 2010

Construction Services Group

Roger Berna, General Manager 602-542-6051

Bill Anderson 364-2366

Jeff Pugh 542-0074

Janet Collegio 542-1925

Mike Rank 542-1983

Al Francis 542-1978

Alvin Spencer 542-0096

Joe Grajeda 364-0776

Clara Youngberg 542-6042

Terry Gutman 542-1935

Meet the Staff of Construction Services



Bill Anderson



Roger Berna



Janet Collegio



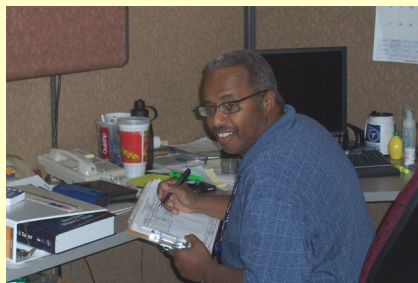
Al Francis



Joe Grajeda



Terry Ann Gutman



Jeff Pugh



Mike Rank



Alvin Spencer



Clara Youngberg

What we do....

Construction Services provides:

**Project Management Services for
the design and construction of new
facilities, renovations and major
maintenance projects.**

Why choose the Construction Services (CS) Group to manage your construction project?

- **We understand the special nature of public sector projects.**
- **We know what it takes to deliver those projects successfully.**
- **The CS Group has managed projects with a construction value approaching \$900 million dollars in the past twelve years.**

Our staff knows how to coordinate with multiple user groups and decision makers to provide you with a management plan.



As construction professionals directing the project team, we can provide a significant savings on the cost, while ensuring the quality and schedule of your project is maintained.

Our Project Managers have the expertise in coordination and communications to complete construction “on time” and “within budget”.





METHODS OF APPROACH

Our key role is to represent your interests by:

- **Consulting on initial budgets or project approach.**
- **Consulting on project scope definition.**
- **Assisting in identifying and assessing risk.**
- **Coordinating the planning, design, construction and other related facility activities required to make your project a success.**
- **Providing you with personal attention by assigning a Project Manager to your project from startup to closeout.**
- **Acting as your liaison throughout the project.**



BENEFITS OF CS GROUP ON YOUR TEAM

- ✓ **Expertise in Construction Management**
- ✓ **Expertise in coordinating the procurement of design and construction services**
- ✓ **Thorough knowledge of the State construction statutes**
- ✓ **Expertise in all forms of project delivery**
- ✓ **Commitment to Customer Service**
- ✓ **No project is too big or too small**



Cost Savings



- \$ Construction Services is a not-for-profit group, our management fees are based on “Salary and Expenses only,” which means more dollars dedicated to your project!**
- \$ We provide comprehensive project budget profiles, which include detailed budget accounting for all project costs, vendor payment, reconciliation, administration, cost accounting, and eliminate “surprises” and cost overruns, which also equates to substantial cost savings!**

\$ The average fee for a Project Manager in the Valley is \$150+ per hour.

\$ Construction Services' fee is only \$55 per hour!



Project Delivery Services

Prior to commencement, Construction Services will advise you on the best method to design and construct your project to meet your budget and scheduled goals.

- ▶ Design-Bid-Build
- ▶ Design-Build
- ▶ Construction Manager @ Risk
- ▶ Job Order Contracting
- ▶ Architect/Engineer Services
- ▶ Energy Performance Contracts



Other Services...

- ▶ **Material Purchases**
- ▶ **Invitation for Bid**
- ▶ **Coordination of Emergency Procurement**
- ▶ **Recommendation for Award of Contract**
- ▶ **Requests for Proposals and/or Qualifications**



Construction Management

- ✘ Before work begins, we will coordinate all the necessary site investigations and environmental surveys.
- ✘ As work begins in the field, we will be your onsite representative.
- ✘ We will administer and oversee all construction.
- ✘ We will manage the budget and maintain all records, logs and reports, and most importantly...
- ✘ We will keep you informed on all progress and issues affecting the project.

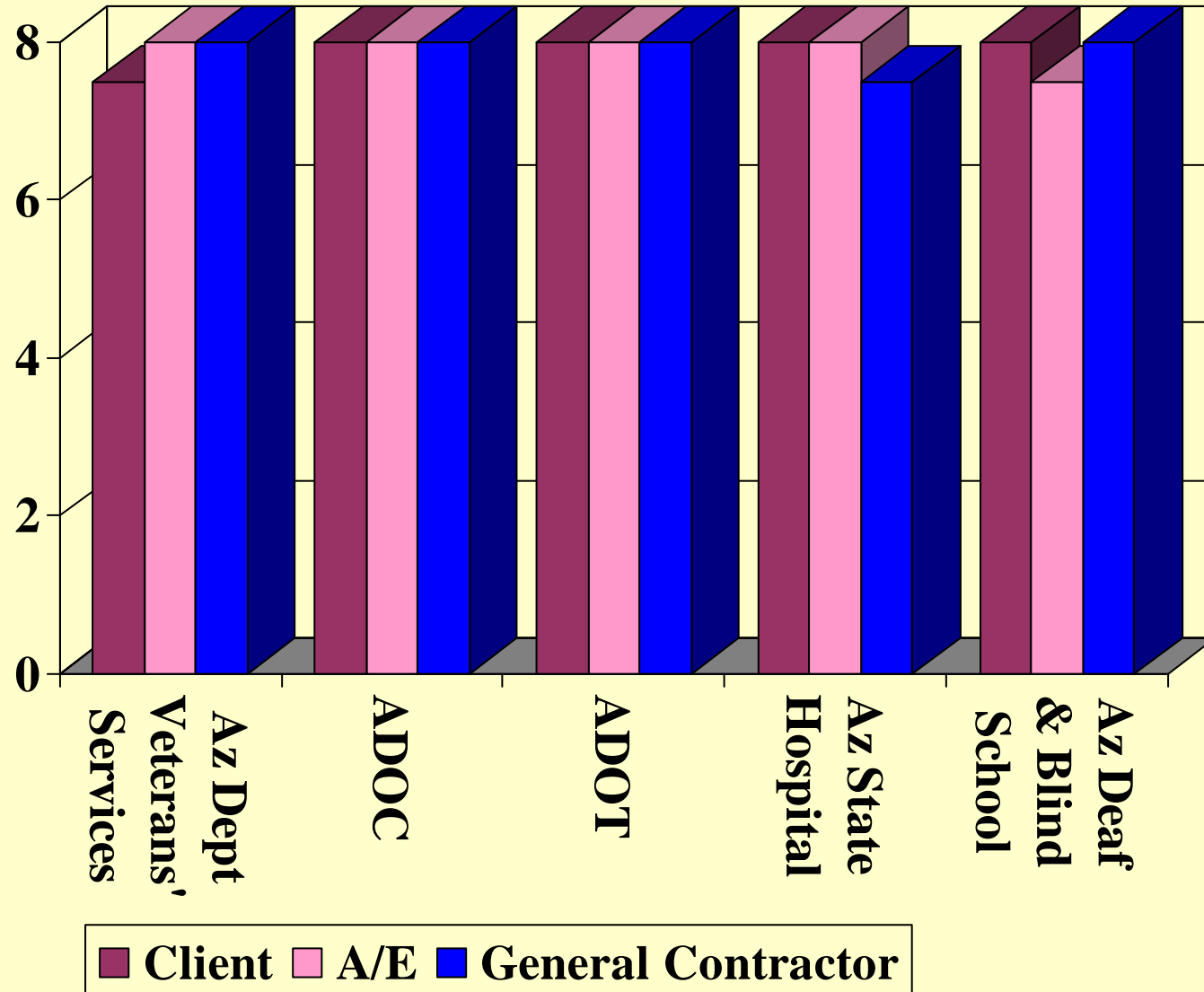
Commitment to Customer Service



- ◆ Satisfied Customers
- ◆ Repeat Business
- ◆ Quick Response Time
- ◆ Our Surveys say.....

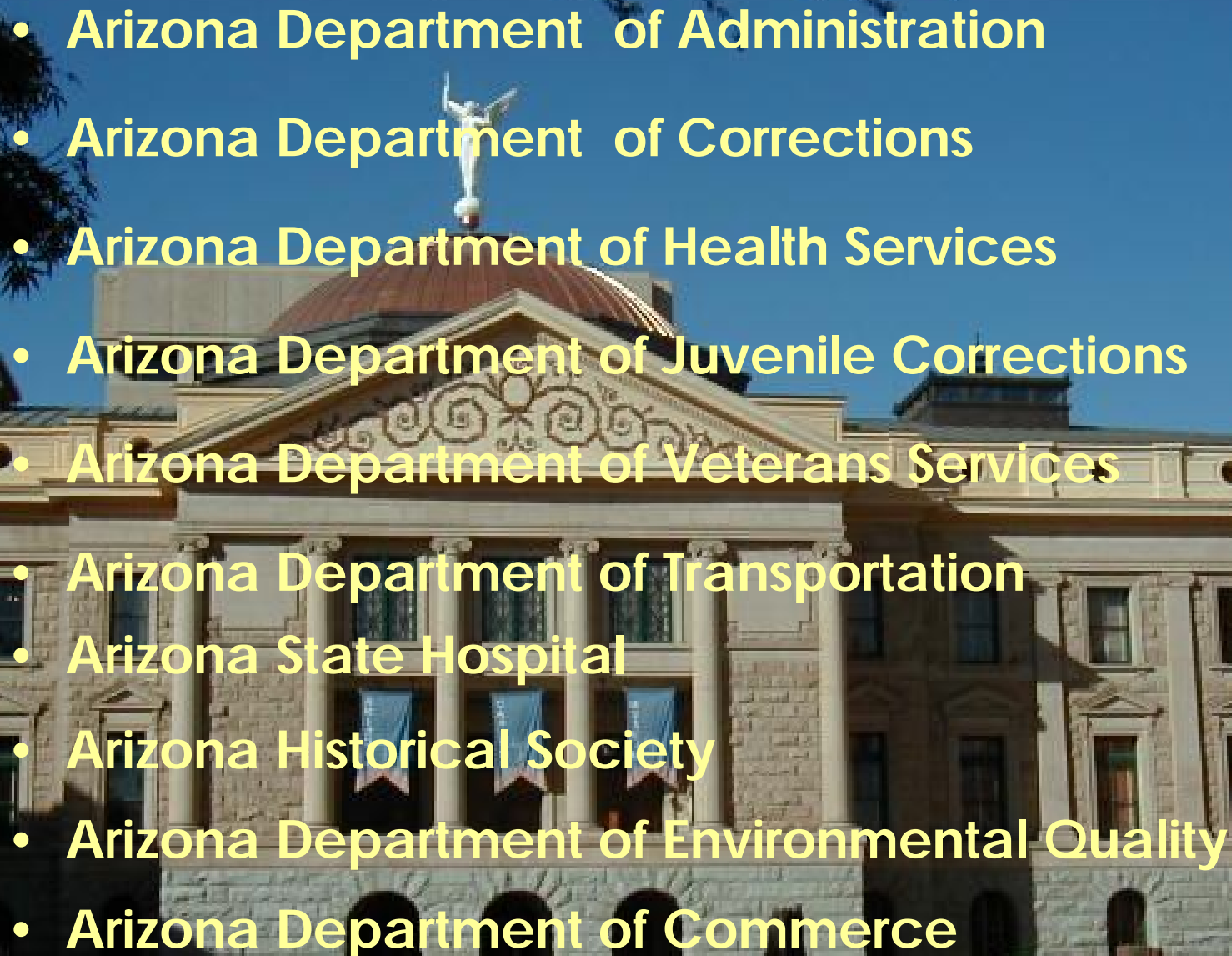
CUSTOMER SURVEY

Overall Satisfaction with Construction Services on a scale of 1 to 8





CLIENT LIST

- 
- The background of the slide is a photograph of the Arizona State Capitol building. The building is a large, classical-style structure with a prominent central dome topped by a statue. The facade features a portico with columns and a pediment decorated with intricate carvings. The building is set against a clear blue sky, with some trees visible on the left side. The text of the list is overlaid on the image in a yellow, sans-serif font.
- Arizona Department of Administration
 - Arizona Department of Corrections
 - Arizona Department of Health Services
 - Arizona Department of Juvenile Corrections
 - Arizona Department of Veterans Services
 - Arizona Department of Transportation
 - Arizona State Hospital
 - Arizona Historical Society
 - Arizona Department of Environmental Quality
 - Arizona Department of Commerce

- 
- A photograph of the Arizona State Capitol building in Tucson, featuring a large dome and classical columns. The building is set against a clear blue sky with some tree branches visible on the left. A list of organizations is overlaid on the left side of the image.
- Arizona School for Deaf and Blind - Tucson
 - Phoenix Day School for the Deaf - Phoenix
 - Arizona State Lottery
 - Arizona Exposition & State Fair
 - Arizona Department of Revenue
 - Arizona Supreme Court
 - Governor's Office
 - Arizona Game and Fish
 - Office of Attorney General
 - Arizona Pioneers' Home
 - Arizona Department of Economic Security

SOME OF OUR PROJECTS

- **ADC Lewis 4150 Bed Facility \$220M**
- **ADC Douglas Wastewater Pipeline/Clarifier \$3.7M**
- **Health Services New Health Lab \$30M**
- **Arizona State Hospital Complex \$67M**
- **Dept of Agriculture Historic Preservation \$2.7M**
- **Capitol Executive Tower Renovation \$3.1M**
- **ADOR Restroom Upgrades \$1.2M**

SOME OF OUR PROJECTS

- **Capitol Museum Restoration \$2M**
- **Dept of Economic Security Duct Replacement \$388,000**
- **Pioneers' Home Plumbing Modernization \$1.2M**
- **ADC Douglas Wastewater Pipeline/Clarifier \$3.7M**
- **ADC 1000 Bed Project \$24.3M**
- **Phoenix Day School for Deaf-Transportation Building \$427,000**
- **Arizona Supreme Court Re-Roof \$550,000**

SOME OF OUR PROJECTS

- **ADC Florence Water Tank Upgrades \$1M**
- **ADOR Elevator Upgrades \$1.45M**
- **ADOA Tucson Complex Chiller Upgrades \$1M**
- **AESF Coliseum Structural Roof Repairs \$6.15M**
- **School for Deaf/Blind High School Middle School \$13M**
- **School for Deaf/Blind (Tucson)
Vocational/Student Health Bldg \$6M**

SOME OF OUR PROJECTS

- **ADJC Arsenic Removal System \$700,000**
- **DES Elevator Upgrades/Renovations \$957,000**
- **ADOT Payson Equipment Shop \$1.4M**
- **ADJC Adobe and Catalina Mountain School Renovations \$2.9M**
- **ADC 4000 Bed Prison Expansion Project \$200M**
- **ASPC Yuma New Reverse Osmosis Water Treatment Plant \$5.2M**
- **ASPC Lewis Water Treatment Plant Upgrades/Well Equipment Repair & Replacement \$1.735M**

SOME OF OUR PROJECTS

- **ASPC Yuma Expansion of Wastewater Treatment Plant \$11M**
- **ADOT Employee Housing @ Grand Canyon Airport \$2.5M**
- **Arizona State Hospital/Forensic Hospital \$32M**
- **ADVS Phoenix Veterans' Home-Dining Room Expansion \$750,000**
- **ADVS New Tucson Veteran's Home \$28.6M**
- **Statewide American Recovery & Reinvestment Act (ARRA) of 2009 \$40M**

A close-up photograph of a stone wall, likely made of granite or a similar dark, textured stone. The stones are arranged in a roughly rectangular pattern, with some stones showing signs of weathering and discoloration. The mortar joints are visible, and the overall texture is rough and uneven. The text "PHOTO ALBUM" is overlaid in the center of the image in a bold, white, sans-serif font.

PHOTO ALBUM

Arizona State Prison Complex – Lewis Buckeye, AZ



Completion Nov 2000

4/20/99

Southern Arizona Veterans Memorial Cemetery
Committal Shelter/Administration Bldg/Columbarium Completion 2002





Arizona Department Health Services State Laboratory

Completion Jul 2004

ADOT Payson Equipment Shop

Completion Oct 2006



Arizona Dept Juvenile Corrections Arsenic Removal System

Completion Nov 2007



Arizona Exposition & State Fair – Coliseum Structural Roof Repair and Concrete Masonry Unit Wall (19th Avenue & McDowell Road)

Completion 2007



Office of the Attorney General Capital Center Make Up Air Replacement

Completion Jan 2008



ASPC Florence Water Tank Renovation

Completion Jun 2008



Phoenix Day School for the Deaf & Blind High School/Middle School

Completion Jul 2008



ADOR Restroom Upgrades

Completion Jul 2008



Arizona Department of Transportation (ADOT) Grand Canyon Employee Housing

Completion Feb 2009



ADC 4000 Bed Prison Expansion Project ASPC Yuma Water Treatment Plant

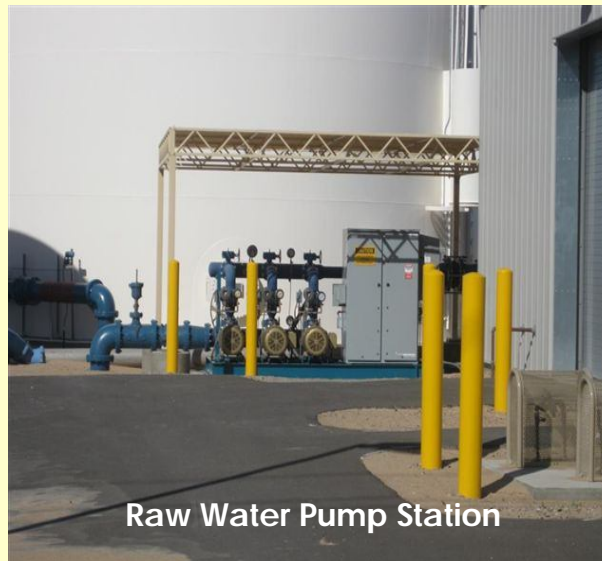
Completion Feb 2010
McCarthy Building Companies



Finished Water Pump Station



Chemical Feed System



Raw Water Pump Station



Reverse Osmosis System

ADC 4000 Bed Prison Expansion Project ASPC Yuma Wastewater Treatment Plant

Completion April 2010
McCarthy Building Companies



Alkalinity Feed System & Headworks



Clarifier & Operations Bldg.



New Effluent Storage Pond

ADC 4000 Bed Prison Expansion Project

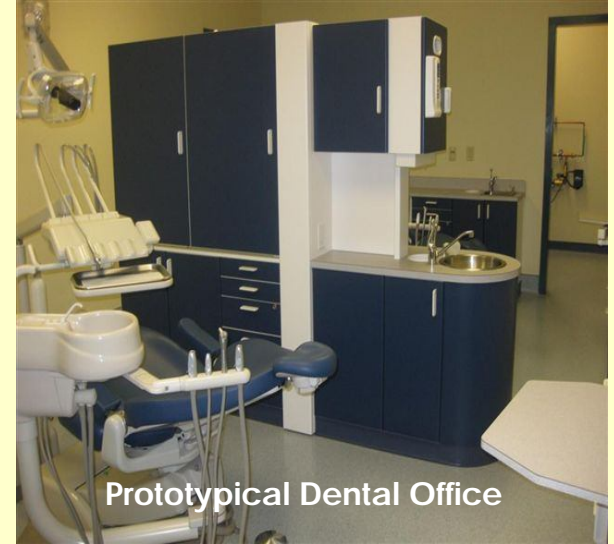
ASPC Perryville (1000 Bed)

Completion Feb 2010
McCarthy Building Companies

San Carlos Unit



Prototypical Dental Office



Prototypical Kitchen



Prototypical Housing Dorm



Prototypical Visitation Area



ADC 4000 Bed Prison Expansion Project

ASPC Tucson (1000 Bed)

Completion Feb 2010

McCarthy Building Companies



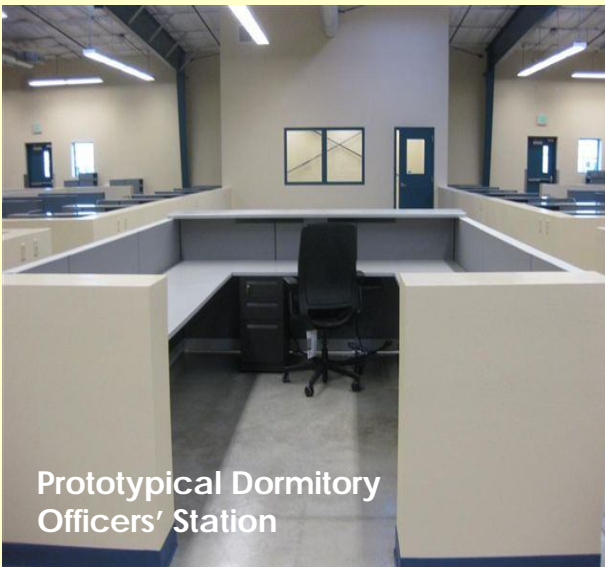
Whetstone Unit



Prototypical Showers



Prototypical Kitchen Officers' Control Room



Prototypical Dormitory Officers' Station



Prototypical Kitchen Office



Prototypical Washroom

ADC 4000 Bed Prison Expansion Project

ASPC Yuma (2000 Bed) Completion Feb 2010

McCarthy Building Companies

La Paz and Cibola Units 1000 Beds Each



Pedestrian Sallyport



Prototypical Laundry



Prototypical Dining Room



Prototypical Control Room



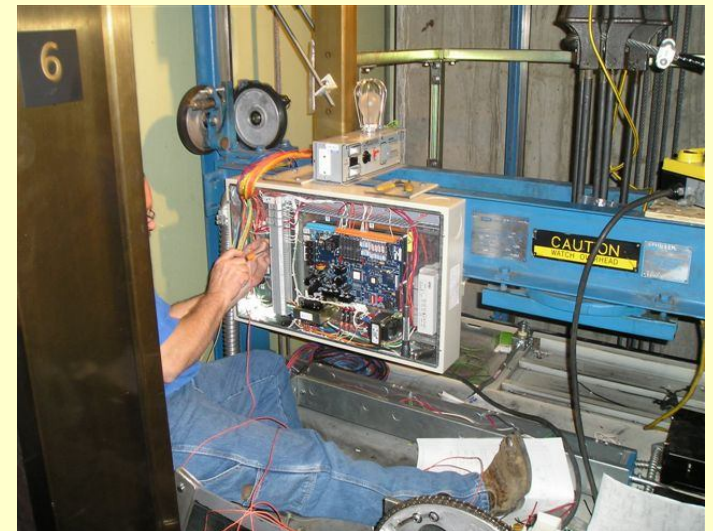
Arizona Department of Veterans' Services AZ Veterans' Home - Dining Room Expansion

Completion Feb 2010



Arizona Department of Revenue Freight and Passenger Elevator Modernization

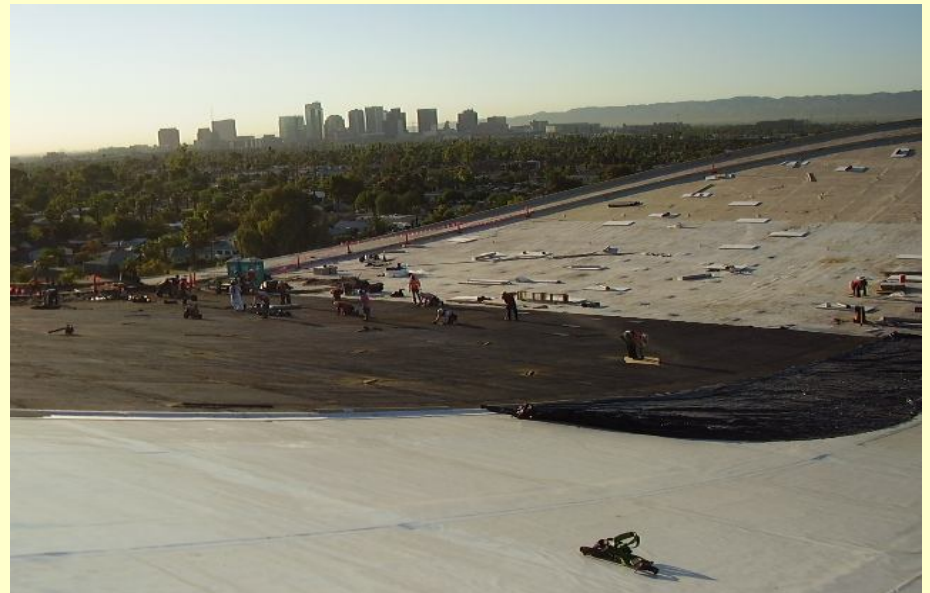
Completion March 2010



Arizona Exposition & State Fair – Coliseum Roof Repair

19th Avenue & McDowell Road

Completion Mar 2010



Arizona State Hospital Complex New Forensic 120 Bed Hospital and Entrance

in progress Sep 2009 – Est. completion date Sep 2011



Construction Entrance off 25th & Van Buren Streets



Ground Breaking Ceremony Nov. 2, 2009
(Main Hospital 120 Beds)



24th Street New Guard Station Hospital
Entrance



New Forensic Site Excavation

Arizona Department of Veterans' Services New AZ Tucson Veterans' Home – 120 Bed Facility

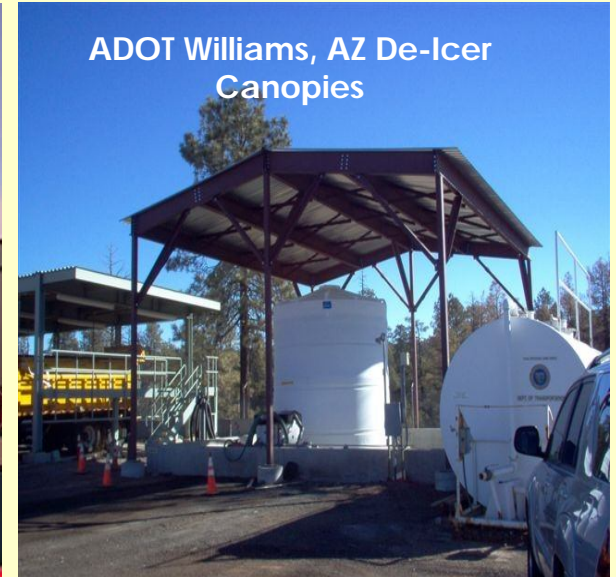
Estimated completion date July 2011



Ground Breaking Ceremony March 19, 2010



Other Construction Projects 2006-2009



Other Construction Projects 2006-2009



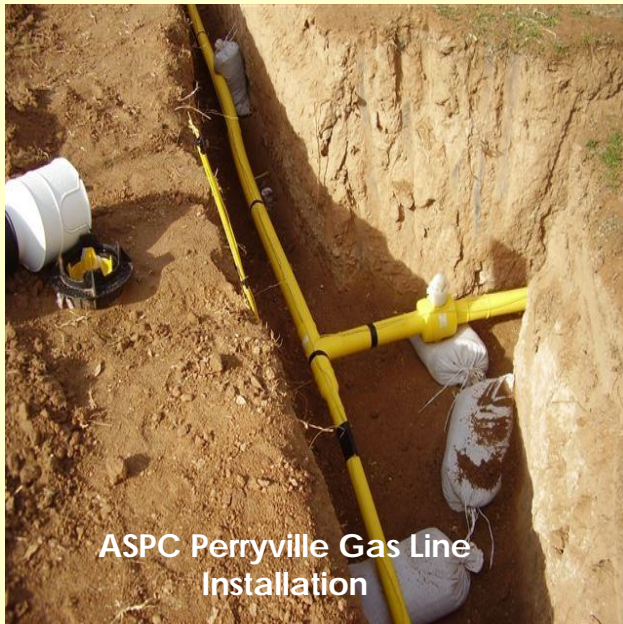
**ADJC Catalina Mountain
School Emergency Kitchen
Roof Repair**



**AZ Historical Society Sanguinetti
House Renovations**



**ASPC Tucson Rincon
Lock Replacement**



**ASPC Perryville Gas Line
Installation**



**ADOT Grand Canyon
Passenger Screening**



**ADJC Catalina Mountain
School Chiller Replacement**

Other Construction Projects 2007-2009



Evans House Repaint



AZ State Hospital
Dietary Bldg Sewer Line



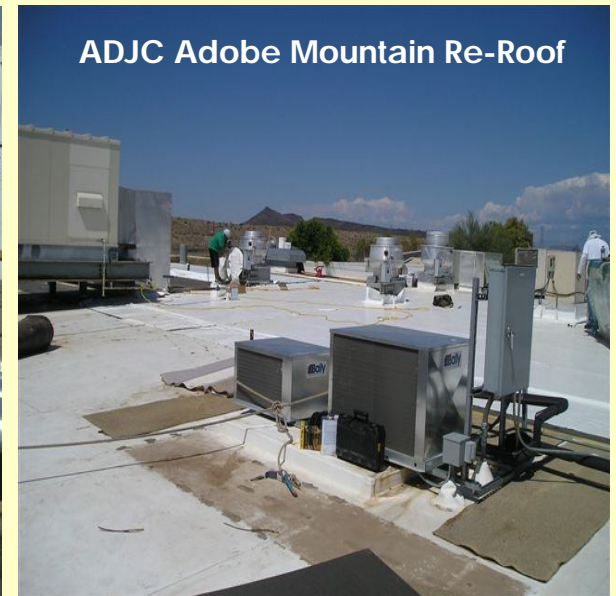
Cap Center Parapet Wall Repair



Tucson Office Bldg-400 W.
Congress Upgrades



AZ Supreme Court Re-Roof



ADJC Adobe Mountain Re-Roof

Other Construction Projects 2009-Present



Tucson Office Complex Disaster Relief Data Center



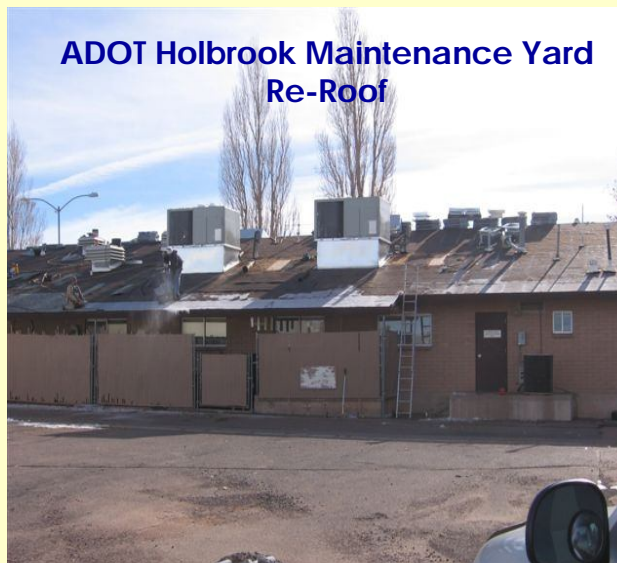
ADOT Littlefield MVD Renovation



ASPC Lewis Water Treatment Plant Upgrades



ADOT Holbrook Maintenance Yard A/C Replacement



ADOT Holbrook Maintenance Yard Re-Roof



ADOT Page Refueling Bldg. Re-Roof

Other Construction Projects 2009-Present



1510 W. Adams CRAC Unit Installation



Tucson Office Complex Cooling Tower Replacement



Tucson Office Complex Plumbing Renovations



ASPC Tucson Sewer Connection to Pima County



ASPC Tucson Water Treatment Plant Upgrades



ASPC Lewis Well Renovations

The image shows a close-up of a stone wall. The stones are dark grey and blue-grey, with a rough, textured surface. They are arranged in a pattern of horizontal courses, separated by light-colored mortar. The word "CONCLUSION" is written across the center of the image in a large, bold, yellow, serif font. The letters are slightly shadowed, giving them a three-dimensional appearance as if they are floating or attached to the wall.

CONCLUSION

CONSTRUCTION SERVICES GROUP

- **Full service Project Management Team**
- **Expertise in Construction Management**
- **Cost Savings**
- **Customer Service**
- **Projects on Time and within Budget**

A yellow Caterpillar 937H motor grader is shown from a side-front perspective. The machine is parked on a dirt surface, and its large, treaded tires are prominent. The background shows a hazy, mountainous landscape under a clear sky. The text "THE END" is superimposed in a large, black, serif font across the upper right portion of the image.

THE END